



Old Glebe Farmhouse (Barn One)

Horncastle Lane, Lincoln

BROWN & CO JH Walter



Old Glebe Farmhouse (Barn One) Horncastle Lane, Lincoln, LN1 2SZ

A unique opportunity to acquire a substantial period property set in approximately 1.3 acres in a quiet rural setting with open-field views.

The property comprises of excellently presented and versatile accommodation comprising of an entrance hall, living room, dining room, breakfast kitchen, utility, boot room and cloakroom to the ground floor, along with four double bedrooms, three en-suites and a family bathroom to the first floor.

Outside is a large driveway, substantial six-bay car-port and workshop which has the potential to be converted for a variety of uses subject to the relevant planning consent. To the front is a pleasant enclosed lawned garden, and to the side is a 1.1 acre grass paddock.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, doors leading to the dining room and living room.

Dining Room

Double glazed window to front, open fireplace, storage cupboard, radiator.

Living Room

Double glazed window to front, multi-fuel burning stove inset to fireplace, exposed ceiling beams, radiator.

Breakfast Kitchen

Double glazed windows to side and rear, drainer sink, worktops, base level storage units, space for Rangemaster cooker with extractor hood over, integrated fridge, dishwasher and washing machine, exposed ceiling beams, tiled flooring, radiator.

Utility

Double glazed window to rear, worktop, storage units, integrated fridge, tiled flooring, radiator.

Boot Room

Entrance door to rear, double glazed windows to front and rear, radiator, door leading to staircase which rises to bedroom two.

WC

Double glazed window to rear, WC, pedestal wash basin, radiator.

First Floor

Landing

Loft access and doors serving bedrooms one, three, four and the family bathroom.

Bedroom One

Two double glazed windows to front, fireplace, two radiators.

En-Suite

Shower cubicle, pedestal wash basin, WC, radiator, loft access.

Bedroom Two (accessed via staircase from boot room)

Two double glazed windows to front, two radiators.

En-Suite Bathroom

Double glazed window to rear, bath, pedestal wash basin, WC, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bedroom Four

Double glazed windows to side and rear, two radiators.

En-Suite

Double glazed window to side, walk in shower, pedestal wash basin, WC, radiator.

Family Bathroom

Double glazed window to side, free standing bath tub, pedestal wash basin, WC, radiator.

Outside

The property is accessed via an extensive gravelled driveway providing parking for plenty of vehicles and it leads to a large substantial six bay carport and workshop which could be converted into a variety of uses subject to the relevant planning consent.

To the front of the property is a pleasant enclosed in garden which is mainly laid to lawn with paved patio areas, decorative shrubs and borders. The property further benefits from a 1.1 acre triangular shaped grass paddock.



AGENTS NOTE

The property benefits from oil central heating and a shared sewage treatment plant.

LOCATION

Close to many local amenities and excellent schools and the catchment area for the highly regarded William Farr secondary school.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

TENURE

Freehold. For sale by private treaty.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304

COUNCIL TAX

Band E

AGENT

James Drabble
01522 504304

lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

Barn One Glebe Farm Homcastle Lane Scampton LINCOLN LN1 2SZ	Energy rating E	Valid until: 12 September 2032 Certificate number: 0380-2632-5010-2592-8441
-------------------------------------------------------------------------	---------------------------	--------------------------------------------------------------------------------

Property type: End-terrace house

Total floor area: 237 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

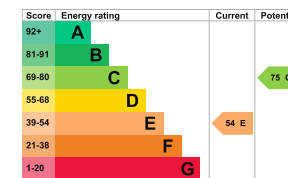
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

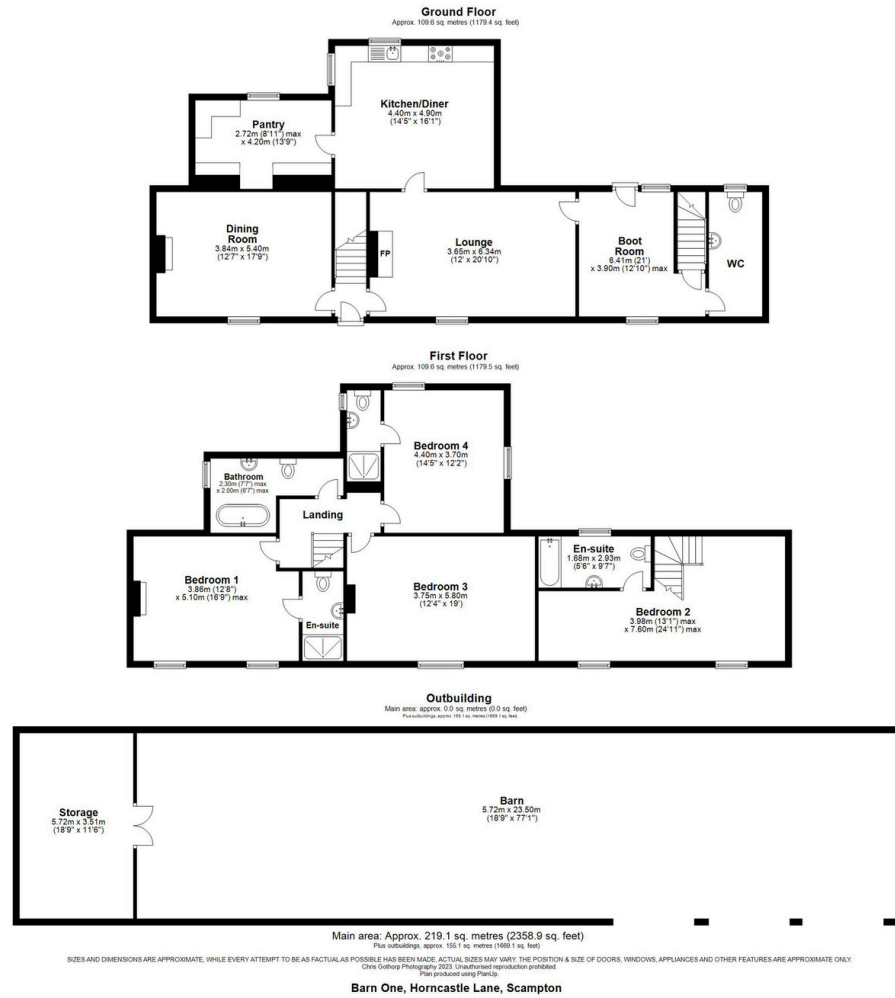
For properties in England and Wales:

the average energy rating is D
the average energy score is 60









IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP, Registered Office: The Atrium, St Georges St, Norwich NR3 1AB, Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&CoJHWalter
1 Mint Lane | Lincoln | LN1 1UD
T 01522 504 304
E lincolncitycentre@brown-co.com

BROWN & CO JHWalter
Property and Business Consultants